

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 NORTH LAMAR BOULEVARD IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0010, on file at the Housing and Planning Department, as follows:

Lot 3, LAMAR AT 19<sup>TH</sup>, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 8, Page 61, Plat Records of Travis County, Texas (the "Property"),

locally known as 1901 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses on the Property:

Agricultural sales and services	Alternative financial services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Building maintenance services
Business or trade school	Business support services
Campground	Club or lodge
Commercial blood plasma center	Commercial off-street parking
Communication services	Community events
Construction sales and services	Consumer convenience services
Consumer repair services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility

Electronic prototype assembly  
Equipment repair services  
Exterminating services  
Funeral services  
Hospital services (general)  
Indoor crop production  
Indoor sports and recreation  
Laundry services  
Maintenance and service  
facilities  
Off-site accessory parking  
Outdoor sports and recreation  
Pet services  
Printing and publishing  
Restaurant (limited)  
Theater  
Veterinary services

Electronic testing  
Equipment sales  
Food preparation  
General retail sales (general)  
Hotel-motel  
Indoor entertainment  
Kennels  
Limited warehousing and distribution  
Monument retail sales  
  
Outdoor entertainment  
Pawn shop services  
Plant nursery  
Research services  
Service station  
Vehicle storage

B. The following uses are conditional uses of the Property:

Community recreation (private)	Community recreation (public)
Food sales	Hospital services (limited)
Medical offices (exceeding 5,000 square feet gross floor area)	Personal improvement services
Restaurant (general)	Telecommunication tower

C. Vehicular access from the Property to Lamar Boulevard is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

D. Development of the Property shall comply with the following regulations:

1. The maximum building height is 30 feet or two stories.
2. The maximum impervious cover is 85 percent.
3. Floor to area ratio (F.A.R.) may not exceed 1.35:1.

E. Drive-in service use on the Property is prohibited as an accessory use to commercial uses.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

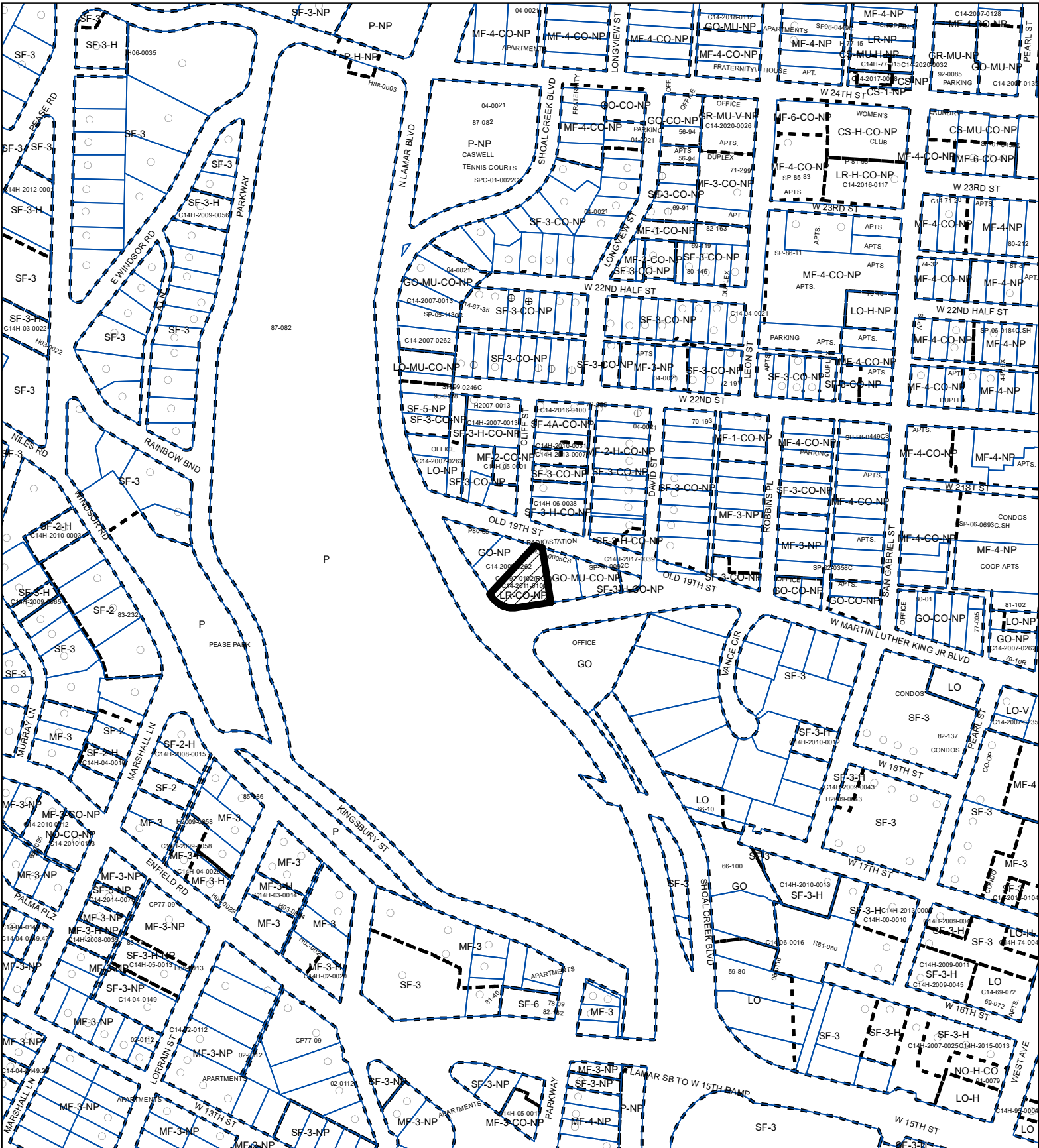
**PART 4.** The Property is subject to Ordinance No. 040826-057 that established zoning for the West University Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      §  
                                 §  
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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk



**ZONING**

**ZONING CASE#: C14-2021-0010**

**Exhibit A**



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 1/26/2021**